

Burtonwood Brewery, Bold Lane, Burtonwood, Warrington WA5 4TH



Established Industrial-Scale Brewery Opportunity



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Summary

Colliers is pleased to offer to market on behalf of Molson Coors Beverage Company this established industrial-scale brewery, presenting an exciting operational and potential redevelopment opportunity.

Investment Summary

- Fully-fitted and operational large-scale brewing facility
- Automated kegging line
- 33 stainless steel fermenter vessels
- Borehole water source and filter house
- 3 Rushton Thermax steam boilers
- 2 Yeast tanks
- Cold storage area and specialist drainage floor
- Electrical substation and multiple gas supplies
- Dock level distribution roller shutters
- Good parking and loading facilities
- Secure gated shared yard with CCTV
- Offices, boardrooms and staff canteen
- Total site area of 9.64 acres
- 2.5 miles to Junction 8 of the M62 and 6 miles to the M6

The property offers an exciting opportunity for existing operators looking to relocate or upscale, commercial occupiers wishing to be close to the M62 and M6 motorway networks, and development and regeneration specialists for expansion or alternative uses (STP).

Our client will consider proposals to occupy, develop or purchase the property outright with all equipment in situ, so we are inviting **All Enquiries**, Subject to Contract.

Additional information is available in the dataroom and block viewings are now being scheduled – please register your interest [here](#).

Location

The brewery is located to the north-west side of Bold Lane (B5204), adjoining Thomas Hardy brewery on a purpose-built industrial site. The site is approximately 1 mile north of Burtonwood, 6 miles north-west of Warrington, 15 miles east of Liverpool and 21 miles west of Manchester. Junction 8 of the M62 is within 2.5 miles and access to the M6 is approximately 6 miles.

The surrounding land use is predominantly rural with pockets of residential villages. The nearest industrial hub is Bold Industrial Park, approximately 1-mile south-west, with national occupiers at Omega Business Park at Junction 8 of the M62.

Description

The site is held freehold and extends to circa 9.64 acres. Approximately two thirds of the site are developed with brewery buildings, vessels, hardstanding and car parking. The other third of the site to the south-west is open grassland.

The site currently has a shared main access point with the adjoining operator Thomas Hardy, who occupy the site to the north. Thomas Hardy retain access rights via a one way roadway system around the site and also to some shared services. The subject site also benefits from an additional private access road onto Bold Lane.

Molson Coors have been brewing major beverages at the site including Blue Moon, Atlantic Pale Ale, Ginger, Wolf Rock and Pilsner since 2015.

The site comprises a range of industrial units of steel portal frame construction alongside a brick built boiler house, original brewhouse and offices. The site benefits from a spacious service yards and has generous parking provision. The site also extends to the south with undeveloped green space.

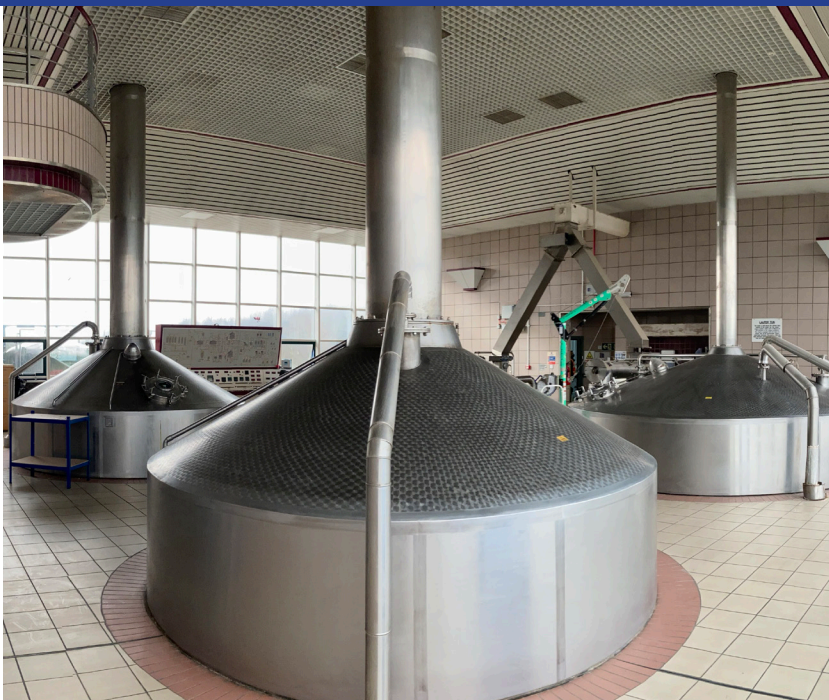


Brewing Facility and Equipment

The site was established in 1867 and comprises a large-scale brewing operation, including:

- Fully-fitted and operational established large-scale brewing facility
- 5 Brew lines
- Automated keggling line
- 33 stainless steel fermenter vessels
- Borehole water source and filter house
- 3 Rushton Thermax steam boilers
- 2 Yeast tanks
- Cold storage area and specialist drainage floor
- Electrical substation and multiple gas supplies
- Dock level distribution roller shutters
- Good parking and loading facilities

Further information and plans available in the [dataroom](#).



Planning

The site falls under the Council area of Warrington and as part of the 2012 Core Strategy the site and surrounds are within the Green Belt. The new Local Plan for the area is currently being produced by Warrington Council, with a view to representations being made to its finalised plan which is due to be issued for comment at the end of 2021.

The site has the potential to lend itself to a wide range of alternative commercial uses. Subject to the relevant planning permission, as the majority of the site is brownfield land, it may also be suitable for residential redevelopment including affordable housing provision, which would assist with meeting current housing needs for the area.

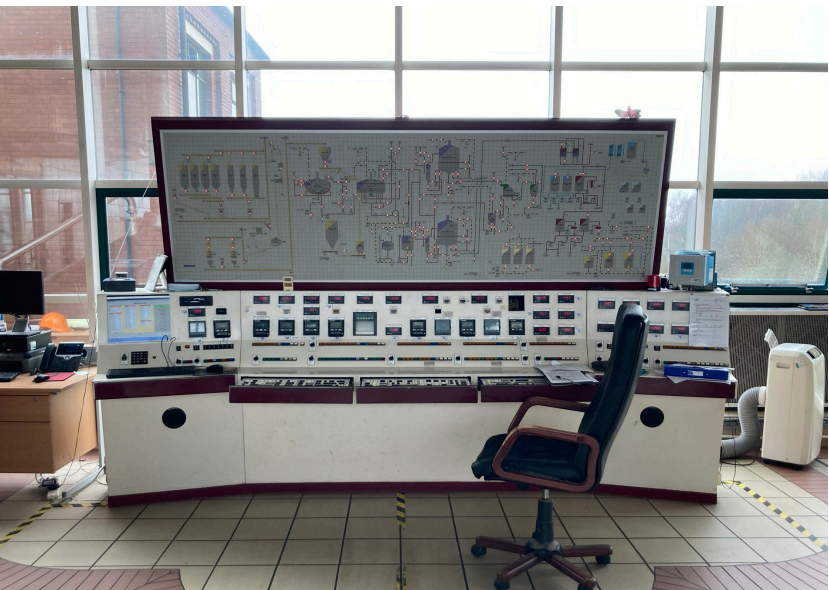
As the new Local Plan is currently being produced, it is an opportune time to liaise with Warrington Council regarding the future uses of the site and interested parties should make their own enquiries in this regard.

Tenure

The property is held Freehold under title number CH639976 by Molson Coors Beverage Company, who have owned the site since June 2015.

The Property is sold subject to:

- A Lease of Ground Floor Offices in favour of Thomas Hardy. The Lease is for a term expiring on 14 March 2024 (contracted out). The Tenant has a right to break on six months' notice on 15 March each year and also on 15 September 2023. The annual rent is £15,000.00 per annum.
- A Car Parking Licence in favour of Thomas Hardy for 43 car parking spaces at an annual rent of £14,000.00 per annum which is co-terminus with the office Lease.
- The remainder of the Property will be sold with Vacant Possession.



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Further Information

Rateable Value

The property is assessed for business rates as follows:

The brewery has a **current Rateable Value of £208,000 per annum**. Interested parties are advised to contact Warrington Council in regard to exact rates payable.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available shortly.

Costs

We understand that the transaction will be subject to VAT. Each party will be responsible for their own legal costs and other professional fees.

Terms

The property offers an exciting opportunity for existing operators looking to relocate or upscale, commercial occupiers wishing to be close to the M62 and M6 motorway networks, and development and regeneration specialists for expansion or alternative uses (STP).

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Contacts

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